

APPENDIX 1 INTERNATIONAL BUILDING CODE ADOPTED

A booklet entitled 'International Building Code 2012 Edition' as amended and as hereafter may be amended, at least one (1) copy of which is on file in the office of the Building Official of the City of College Station, Texas, is hereby adopted and designated as the Building Code of the City of College Station, Texas.

AMENDMENTS TO INTERNATIONAL BUILDING CODE

Note: An asterisk at the beginning of a section identifies a new amendment with the 2012 code edition.

A. The above referenced International Building Code is hereby amended as follows:

1. Section 105 (Permits) is amended by adding Section 105.1.3 to read as follows:

105.1.3 Registration of Contractors.

It shall be the duty of every individual who makes contracts to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, and every individual making such contracts and subletting the same or any part thereof, to first register with the Building Official, giving full name, residence, name and place of business, and in case of removal from one place to another to have made corresponding change to the Building Official.

Exception: Homeowner permits as provided per local amendment by added Section R105.2.4, International Residential Code.

Plumbing Contractors - Plumbing contractors shall be licensed as prescribed by the State of Texas and shall register their license with the City of College Station before a plumbing permit is issued by the City.

Air Conditioning, Refrigeration and Heating Contractors - Air Conditioning, Refrigeration and Heating Contractors shall be licensed by the State of Texas and shall register their license with the City of College Station before a mechanical permit is issued by the City.

Licensed Irrigators - Irrigation Contractors shall be licensed Irrigators by the State of Texas shall register their license with the City of College Station before a lawn irrigation permit is issued by the City.

Electrical Contractors - Electrical Contractors shall be licensed by the State shall register their license with the City of College Station before an electrical permit is issued by the City.

Electrical Sign Contractors – Electrical Sign Contractors shall be licensed by the State shall register their license with the City of College Station before a permit is issued.

Before any license is registered with the City, the applicant shall have adequate insurance coverage for general liability as provided for by State law for the respective trade.

- *2. Section 105.2 (work exempt from permit) is amended by deleting item #2 under “Building” and replacing with the following:

“2. Fences of wood, chain link, or similar material, and less than eight feet in height, and walls of brick, stone, concrete, or similar material, and less than six feet in height, shall not be construed to be a structure, nor shall they require a building permit.

3. Section 105.2 (Work exempt from permit) is amended by adding the following under “Electrical”:

“**Replacing Fuses:** No permit shall be required for replacing fuses of like rating.

Replacing Flush or Snap Switches: No permit shall be required for replacing flush or snap switches, receptacles, lamp sockets, the installation of lamps, or minor repairs on permanently connected electrical appliances.

Conveying Signals: No permit shall be required for the installation, maintenance or alteration of wiring, poles and down guys, apparatus, devices, appliances or equipment for telegraph, telephone, signal service or central station protective service used in conveying signals or intelligence, except where electrical work is done on the primary side of the source of power at a voltage over 50 volts and of more than 500 watts.

Wiring by Electric Public Service Company: No permit shall be required for the installation, maintenance or alteration of electric wiring, apparatus devices, appliances or equipment to be installed by an electric public service company for the use of such company in the generation, transmission, distribution, sale or utilization of electrical energy. However, an electric public service company shall not do any wiring on a customer's distribution system, including metering equipment wherever located and transformer vaults in which customer's transformers are located, nor shall any of its employees do any work other than done for said company as hereinbefore provided for by virtue of this exception.

Temporary Wiring: No permit shall be required for the installation of temporary wiring, apparatus, devices, appliances or equipment used by a recognized electrical training school or college.

Railway Crossing Signal Devices: No permit shall be required for the installation and maintenance of railway crossing signal devices, when such is performed by due authority of the railroad and in accordance with the standards of the American Railroad Association, and in collaboration with and approval of the Department of Public Services of the City of College Station.

Cellular Transmitting Antennas: No permit shall be required for the installation, repair or replacement of cellular transmitting antennas.

4. Section 107.1 (General) is amended to include the following at the end of the section and before the exception: “The design professional shall be an architect or engineer legally registered and in compliance under the laws of Texas and shall affix his official seal to the construction documents for the following:

1. All group A, E and I occupancies.
2. Building and structures three or more stories in height
3. Buildings and structures 5,000 square feet or more in total area

Exception: Group R-3 buildings, regardless of size”

5. Section 109.4 (Work commencing before permit issuance) is amended by deleting the existing text in its entirety and replacing it with the following:

“Any person who commences any work on a building, structure electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100% of the usual fee in addition to the required permit fees.”

6. Section 109.6 (Refunds) is amended by deleting the existing text in its entirety and replacing it with the following:

“The City Manager or his designee is authorized to establish a refund policy.”
7. Section 110.3.5 (Lath and gypsum board inspection) is amended by deleting the section in its entirety.
8. Section 111.2 (Certificate issued) is amended by deleting items number 4, 5, 7, 10, and 11.
9. Section 113 (Board of Appeals) is amended by deleting the section in its entirety.
10. Section 116.1 (Conditions) is amended by deleting the sentence, “Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section.” and replacing it with the following: “Unsafe structures shall be taken down, removed or made safe as provided for in Section 1 (C), Chapter 3, Code of Ordinances.”
- *11. Section 202 (Definitions) is amended by deleting the Townhouse definition and replacing it with the following:

“**Townhouse.** A single family dwelling unit constructed in a group of attached units separated by property lines in which each unit extend from foundation to roof and with open space on at least two sides.”
12. Section 303.1 (Assembly Group A) is amended by adding “tutorial services” under A-3.
- *13. Section 501.2 (Address identification) is amended by deleting the existing text in its entirety and replacing it with the following:

“501.2 Address identification. An official address, assigned by the Building Official or his designee, shall be provided and placed pursuant to this section in such a position as to be clearly visible from the public street or roadway fronting the property. Addresses placed pursuant to this section shall be a minimum four (4) inches in height and stroke of minimum one-half (1/2) inch, composed of a durable material and of a color that provides a contrast to the background itself. The official address shall be placed a minimum of thirty-six (36) inches and a maximum of thirty (30) feet in height measured from the ground level. Buildings or structures located more than fifty (50) feet from the street curb shall have an official address at least five (5) inches in height. Durable materials used for the official address shall include, but not be limited to, wood, plastic, metal, weather resistant paint, weather resistant vinyl, or weather resistant material designed for outside use on a glass surface. For single family residences, the requirement of this section may be met by providing a minimum of two (2) inch high numbers on both sides of a U. S. mailbox located near the curb in front of the house, or a freestanding structure with numbers at least four (4) inches in height.

A building complex composed of multiple structures or dwellings shall have an official suite or unit number assigned to each building, suite or tenant as well as a street address number. If there is sufficient street frontage, each building, suite or tenant may also be assigned an official street address number. The official street address number of each structure must be prominently posted on the building so that it is visible from the nearest public street or designated fire lane. Each number designated by the Building Official, or his designee, for each individual suite or unit must be conspicuously posted on each suite or unit.

Commercial buildings with side or rear access in addition to the main entrance, shall also display the business name and official address on each side or rear door with characters at least two (2) inches in height. Residential structures which provide for rear vehicular access from a dedicated public alley, street or designated fire lane shall conspicuously post an official address at least two (2) inches in height so that it is visible from the public alley, street or designated fire lane.

The owner or manager of a building complex, which contains an enclosed shopping mall, shall submit to the Fire Official four (4) copies of diagrams acceptable to the Fire Marshal of the entire complex, indicating the location and number of each business. When a change in a business name or location is made, the owner or manager shall so advise the Fire Marshal in writing of the change.

When required by the Fire Code Official, address numbers shall be provided in additional approved locations to facilitate emergency response.”

14. Table 803.9 (Interior Wall And Ceiling Finish Requirements By Occupancy) is amended by deleting the existing text in footnote “d” and replacing it with the following:

“Class A interior finish material shall be required in all areas of all assembly occupancies, whether sprinklered or not, except as provided for in notes e and f below.”

15. Section 903.1 (General) is amended by adding the following text at the end of said section:

“For the purposes of this section, the term ‘fire area’ shall be replaced with ‘building area’.”

16. Section 903.2 (Where required) is amended by adding the following text at the end of said section:

“In addition to the requirements of this section, an automatic sprinkler system shall be provided throughout all new buildings and structures as follows:

1. Where the total building area exceeds 12,000 square feet in area.
2. Where the height exceeds two stories, regardless of area.”

17. Section 903.2.3 (Group E) is amended by deleting the exception in its entirety.

18. Section 903.2.4 (Group F-1) is amended by deleting the text in item “2” and “3”.

19. Section 903.2.7 (Group M) is amended by replacing “three stories above grade” with “two stories above grade” in item “2” and by replacing “24,000 square feet” with “12,000 square feet” in item “3”.

20. Section 903.2.8 (Group R) is amended by deleting the section in its entirety.

21. Section 903.2.9 (Group S-1) is amended by replacing “three stories above grade” with “two stories above grade” in item “2” and by replacing “24,000 square feet” with “12,000 square feet” in item “3”.

22. Section 903.3.7 (Fire department connections) is amended by deleting “building official” and replacing it with “fire official”.

23. Section 907.5.2.3.2 (Employee work areas) is amended by deleting the existing text in its entirety and replacing it with the following:

“Where a fire alarm and detection system is required, employee work areas shall be provided with devices that provide audible and visible alarm notification.”

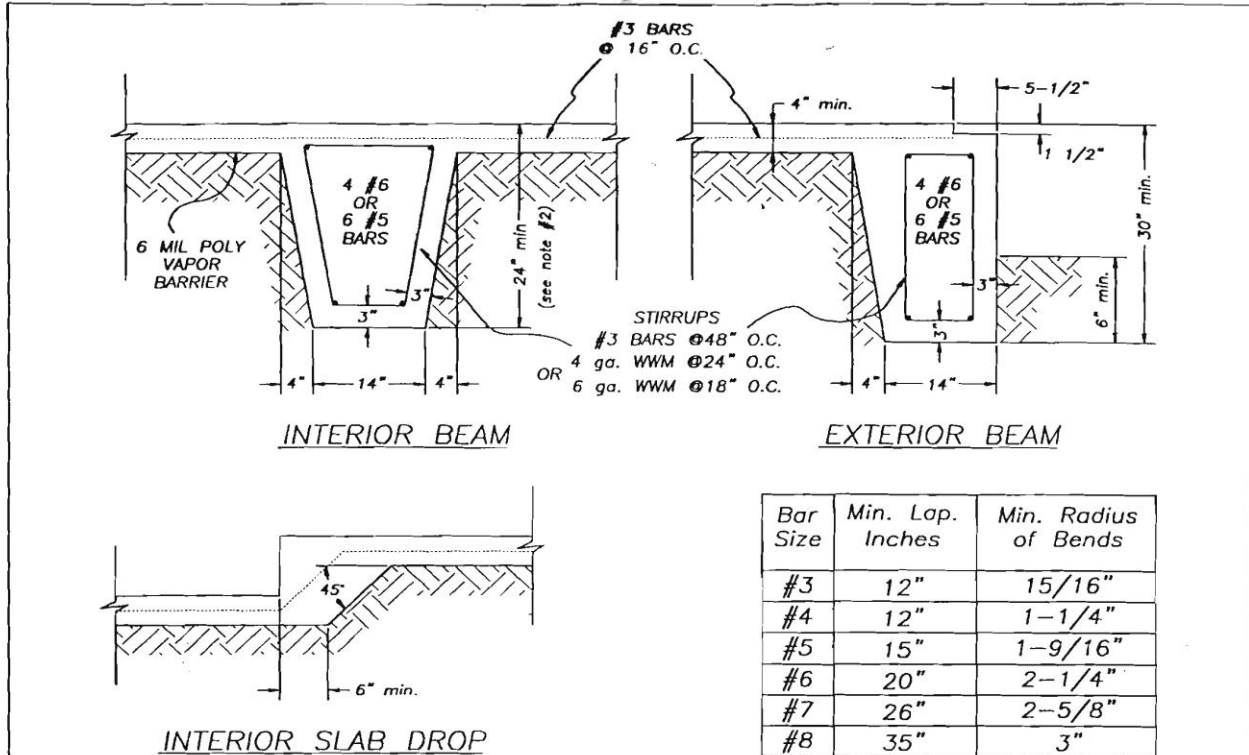
24. Section 1004.2 (Increased occupant load) is amended by deleting the section in its entirety.

25. Section 1004.3 (Posting of occupant load) is amended by adding the following text to the end of said section:

"For the purposes of this section, the occupant load shall be the number of occupants computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2."

26. Section 1612.3 (Establishment of flood hazard areas) is amended by inserting "Brazos County" for name of jurisdiction and "July 2, 1992 or February 9, 2000" for the date of

Figure 1



GENERAL NOTES:

- Exterior beam shall extend a minimum of 6 inches into undisturbed soil or fill which is compacted to 95% Standard Proctor (ASTM D 698) within (\pm) 2% of optimum moisture content. All fill material shall have a Plasticity Index (P.I.) between 5 and 18.
- Interior beams that exceed 60 ft. in length must be a min. of 30" deep.
- Maximum beam spacing shall be 15 feet and shall be continuous over the length or width of the foundation.
- Steel to be set to clear bare earth minimum 3", wood or steel forms by 1-1/2".
- Minimum concrete specified compression strength shall be 3000 psi @ 28 days.
- Masonry fireplace footings shall be a minimum of 30" deep with 2 mats of #5's @ 12" O.C. both ways.
- These minimum standards shall apply to all foundations.
Exceptions:
A. Foundations for temporary buildings and permanent buildings not exceeding one story in height and 400 square feet in area.
B. Foundations designed by an Architect registered in the State of Texas or a civil/structural Engineer registered in the State of Texas and approved for use by the Building Official.
- All foundations designed by an Architect or Engineer shall be installed as designed. Revisions and exceptions must be submitted in writing by the Architect or Engineer and approved by the Building Official.
- Reinforcing steel shall be grade 60 (grade 40 allowed for stirrups only). All deformations shall meet ASTM A615.

REV.	DESCRIPTION	DATE	CITY OF COLLEGE STATION BUILDING DIVISION		
			MINIMUM FOUNDATION STANDARDS		
			SIZE A	PREPARED 9/98	SHEET 1 OF 1